



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD13-28  
**APPLICANT:** Oklahoma Gas & Electric Company  
**DATE:** December 5, 2013  
**LOCATION:** 2217 W. Boyd Street  
**TO:** Interested Neighbors  
**WARD:** 2  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Rezoning and Special Use for the OG&E Substation

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning and Special Use for the OG&E Substation. This property is currently zoned R-1, Single Family Dwelling District, and rezoning will be required to M-1, Restricted Industrial District with Special Use for an Electric Substation to allow construction of a private intra-company communication tower within the existing substation.

Please join us for a Pre-Development discussion of this proposal on Thursday, December 19, 2013 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room C of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

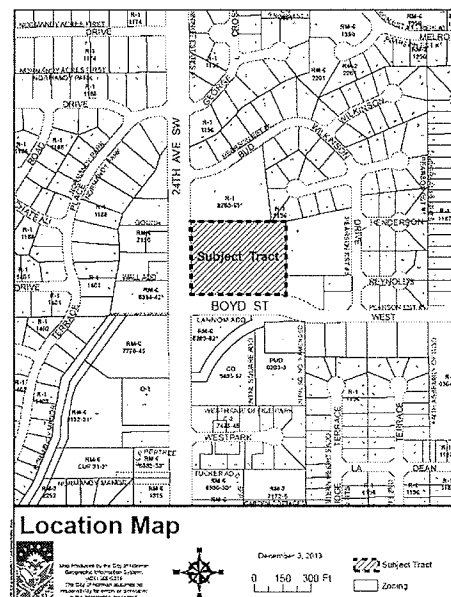
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their January 9, 2014 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, David Box, (405) 232-0080 between 8:30 a.m. and 5:30 p.m. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 13-28

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

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| <b>APPLICANT/LAND OWNER</b><br>Oklahoma Gas and Electric Company | <b>ADDRESS</b><br>321 N. Harvey<br>Oklahoma City, OK 73102   |
| <b>EMAIL ADDRESS</b><br>% David M. Box<br>dmbox@wbfbllaw.com     | <b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b><br>David M. Box, Esq. (405) 232-0080<br><br><b>BEST TIME TO CALL:</b> 8:30 a.m. to 5:30 p.m. |

A proposal for development on a parcel of land, generally located at 2217 W. Boyd, Norman, OK

and containing approximately 5.74 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

erection of an accessory structure within an existing Oklahoma Gas and Electric Company substation to allow implementation of an integrated Volt VAR control project.

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment
 ☐ Growth Boundary
 ☐ Land Use
 ☐ Transportation
- ☒ Rezoning to M-1 District(s)
 ☒ Special Use for Electric Substation
- ☐ Preliminary Plat \_\_\_\_\_ (Plat Name)
 ☐ Norman Rural Certificate of Survey (COS)
 ☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
 ☒ Radius Map
 ☒ Certified Ownership List
 ☐ Written description of project
 ☒ Preliminary Development Map
 ☐ Greenbelt Enhancement Statement
 ☒ Filing fee of \$125.00

Current Zoning: R-1  
 Current Plan Designation: Institutional

Received on: 11/13/13  
 at \_\_\_\_\_ a.m./p.m.  
 by met

OFFICE  
USERS  
ONLY



